



Morgans

PROPERTY

32 Sutherland Drive, Kinross, KY13 8YU

Offers Over £220,000





Attractive semi-detached villa



Generous corner plot with front and rear lawned gardens



Popular Location



EPC Rating - C



3 Bedrooms



3 Reception Rooms



Modern Kitchen



Council Tax Band - D



Welcome

32 Sutherland Drive is a well-presented semi-detached villa ideally situated on a good size corner plot. The property boasts well-proportioned family accommodation with sun room, driveway and detached garage.

Accessed from the front, the home opens into a spacious entrance hallway. From here, the accommodation flows into a bright living room where a focal fireplace creates a warm centrepiece, complemented by a window overlooking the front garden. A glazed door connects the lounge to the dining room. This room provides an ideal space for family meals and entertaining. Patio doors extend the living space further into the sun room, providing a pleasant spot to relax while enjoying views over the garden. The kitchen is conveniently positioned off the entrance hallway, offering practical workspace and further access to the sun room. Upstairs, there are three good-sized bedrooms offering flexible options for families, guests or home working. Completing the upper level is an accessible shower room, thoughtfully designed for convenience.

Externally the front garden is laid mainly to lawn. To the side, a mono-block driveway runs the full depth of the plot, providing excellent off-street parking and leading to a detached garage. To the rear, the garden is fully enclosed with lawn, patio seating area, shed and two covered seating areas, ideal for storage, hobbies, al fresco dining or a flexible additional space (subject to requirements). Viewing is highly recommended.





LOCATION

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.



Viewings & Extras

All viewings are by appointment through Morgans on 01577 863424.

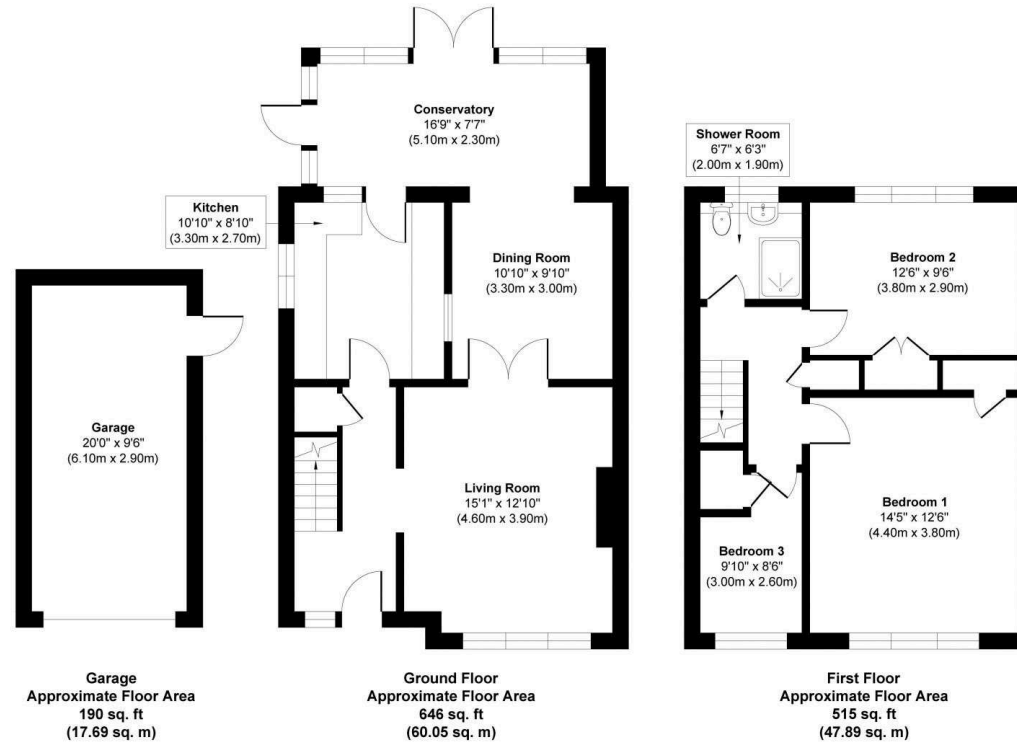
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 1,351 sq. ft / 125.63 sq. m

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